

**Development Management Officer Report  
Committee Application**

<b>Summary</b>	
<b>Committee Meeting Date: 13 December 2016</b>	
<b>Application ID:</b> LA04/2016/1540/RM	
<b>Proposal:</b> Construction of a new roundabout, works at M3 slip lane and reconfiguration and upgrade of Sydenham Road/Queen's Quay	<b>Location:</b> Queen's Quay Belfast (lands between M3 and Odyssey building)
<b>Referral Route:</b> Reserved Matters linked to a granted Major Outline	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Odyssey Trust Company (OTC) 2 Queen's Quay Belfast BT3 9QQ	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p><b>Executive Summary:</b></p> <p>This is a Reserved Matters (RM) application which seeks permission for the essential infrastructure consisting of the Construction of a new roundabout, works at M3 slip lane and reconfiguration and upgrade of Sydenham Road/Queen's Quay in association with a Major mixed use development for residential (798 units), hotels (x2), offices (c. 5000sqm), leisure and community uses (c3,000 sqm), cafes, bars and restaurants (c3,000sqm), a multi storey car park (c 55,000sqm) and ancillary development which was granted outline approval in December 2013.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> <li>- Principle of Proposed Development</li> <li>- Traffic and Parking</li> <li>- Contaminated Land</li> <li>- Flooding</li> </ul> <p>The site is located within the Belfast City Centre limits as designated in the Belfast Metropolitan Area Plan. It is also within the Belfast City Centre Conservation Area and within the Laganside and Docks Character Area (CC015). The principle of the proposed works has been established on the site through the granting of outline approval Z/2009/1309/O. This approval for a large scale redevelopment of the Odyssey car park included the proposed infrastructural works.</p> <p>The proposal has been assessed against the following Policies – Strategic Planning Policy for Northern Ireland, Planning Policy Statement 3: Access Movement and Parking, and Planning Policy Statement 15 (Revised) – Planning and Flood Risk.</p> <p>Transport NI, NIEA, Rivers Agency and Environmental Health have offered no objections to the proposal.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved subject to conditions.</p>	

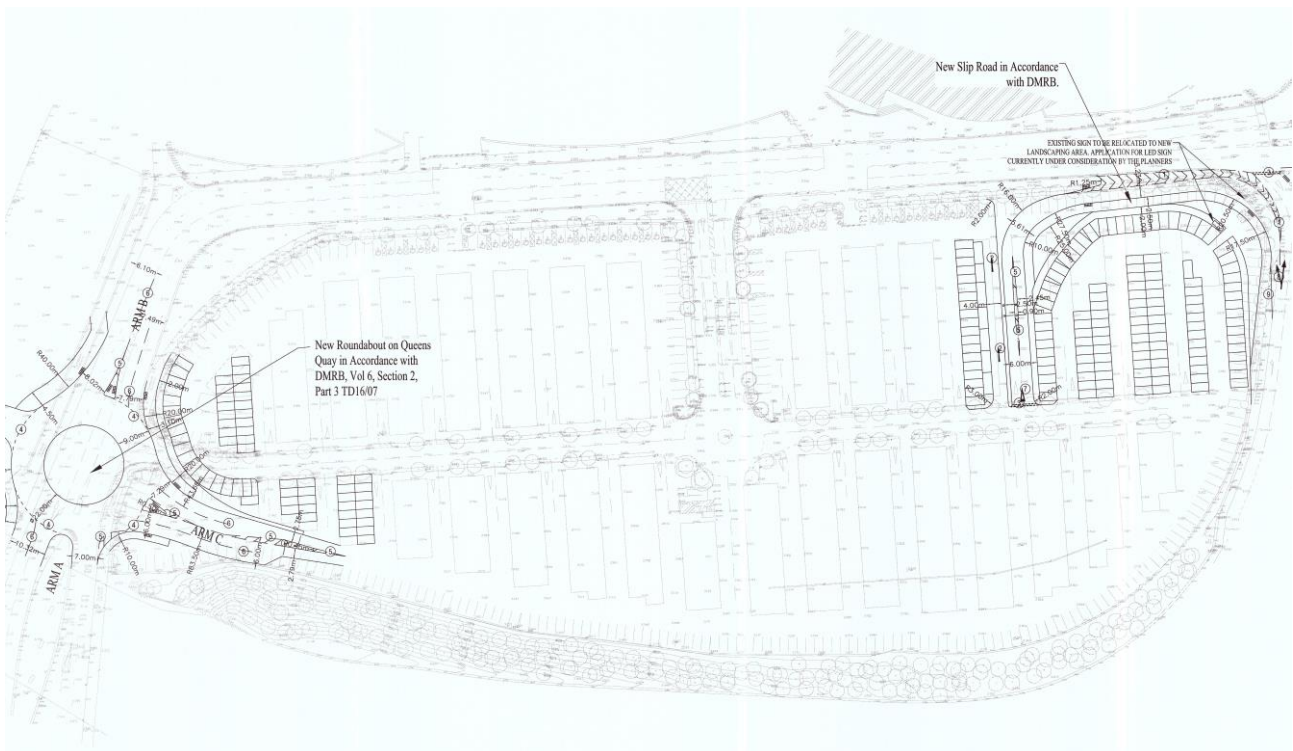
Committee is requested to delegate the consideration of the final wording of the conditions to the Director of Planning and Place.

**Recommendation**

Approve subject to conditions.

**Case Officer Report**

**Site Location Plan**



<p><b>1.0</b></p>	<p><b>Description of Proposed Development</b>                  Construction of a new roundabout, works at M3 slip lane and reconfiguration and upgrade of Sydenham Road/Queen's Quay.                  Proposal includes reconfiguration of a number of car parking spaces adjacent to proposed roundabout and slip road.</p>
<p><b>2.0</b></p>	<p><b>Description of Site</b></p>

	The site is located at a main road interchange at the edge of the inner city limits. The Odyssey car park currently occupies most of the site.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Planning History</b> Z/2009/1309/O - Mixed-use development including a maximum of 798 residential units (up to 73,420 sqm) with associated amenity space, two hotels (up to 22,438 sqm), offices (up to 4,370 sqm), retail and retail services (up to 905 sqm), leisure facilities (up to 1303 sqm), community and cultural uses (up to 1,570 sqm), cafes/bars/restaurants (up to 2,824 sqm), public open space, multi-storey car parking (up to 55,612 sqm) and associated works including related infrastructure improvements
<b>4.0</b>	<b>Policy Framework</b>
<b>4.1</b>	Belfast Metropolitan Area Plan 2015
<b>4.2</b>	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Revised Planning Policy Statement 15 – Planning and Flood Risk
<b>5.0</b>	<b>Statutory Consultees</b> Transport NI – No objection subject to conditions Rivers Agency – No objection NI Water – No objection NIEA – No objection
<b>6.0</b>	<b>Non-Statutory Consultees</b> Environmental Health BCC – No objection
<b>7.0</b>	<b>Representations</b> None received
<b>8.0</b>	<b>Other Material Considerations</b> N/A
<b>9.0</b>	<b>Assessment</b>
<b>9.1</b>	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> <li>- Principle of Proposed Development</li> <li>- Traffic and Parking</li> <li>- Contaminated Land</li> <li>- Flooding</li> </ul>
<b>9.2</b>	<b>Principle of Proposed Development</b> The site is located within the development limits of the Belfast Metropolitan Area Plan (BMAP). The presumption is therefore in favour of development subject to the planning considerations detailed below. The site is also located within the Laganside and Docks Character Area (CC015). The proposed road layout was granted as part of an outline approval on the site Z/2009/1309/O, approved on 3 <sup>rd</sup> December 2013. The time condition of the approval requires reserved matters applications to be submitted within 6 years. The proposal complies with all the relevant conditions and is broadly in accordance with the layout submitted at outline stage, which includes a substantial built form in the area of the current Odyssey car park.
<b>9.3</b>	<b>Traffic and Parking</b> The proposal has been assessed against PPS3, Policies AMP1, 2, and 7, and Policy TRAN 1 of BMAP and is considered acceptable.
<b>9.4</b>	Transport NI has offered no objections to the proposal and has approved the Private Streets layout subject to conditions detailed below at 11.2 and 11.3.

<p>9.5</p> <p>9.6</p> <p>9.7</p> <p>9.8</p> <p>9.9</p>	<p><b>Contaminated Land</b> Environmental Health Service is of the opinion that past land-use on or in close proximity to the application site will not cause a potential impact on this development</p> <p><b>Flooding</b> The proposal has been assessed against Policy FLD1 - Development in Fluvial Flood Plains. The Flood Hazard Map (NI) indicates that part of the site street is within the 1 in 200 year coastal floodplain of Belfast Lough. Given the planning history on the site and the previously developed nature of the site it is considered an exception to Policy FLD1.</p> <p>The road and pavements have been designed to be above the Q200 tidal level of 3.17 m.O.D with an appropriate freeboard. It is noted that this is not possible at the location to join into the existing road network levels. An exception has been provided by Planning Authority at these locations in this case.</p> <p>Hence Rivers Agency would have no specific reason to object to the proposed development from a drainage or flood risk perspective. Rivers Agency, while not being responsible for the preparation of the report accepts its logic and has no reason to disagree with its conclusions.</p> <p>The proposal has also been assessed against Policy FLD3 - Development and Surface Water. Rivers Agency maps indicate various small areas of Surface Water Flooding. Confirmation has now been received that the storm water is to discharge to the Belfast Harbour Commissioners system and final discharge to the sea. This is acceptable under this policy.</p>
<p>10.0</p> <p>10.1</p> <p>10.2</p>	<p><b>Summary of Recommendation: Approval</b></p> <p>Detailed reserved matters proposal for new road layout and roundabout approved as part of a major large scale outline application Z/2009/1309/O.</p> <p>Detailed planting proposal shall ensure the provision of a high quality of public realm around the proposed works and is in keeping with the masterplan for the area approved at outline stage.</p>
<p>11.0</p> <p>11.1</p>	<p><b>Conditions</b></p> <p>The development to which this approval relates must be begun by whichever is the later of the following dates:-</p> <ul style="list-style-type: none"> <li>i. The expiration of a period of 5 years from the grant of outline planning permission; or</li> <li>ii. The expiration of a period of 2 years from the date hereof.</li> </ul> <p>Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.</p>

11.2	<p>The development hereby approved shall be constructed in accordance with the approved plans, Belfast Planning Service date stamped 21 Oct 2016.</p> <p>Reason: In the interest of road safety and the convenience of road users.</p>
11.3	<p>Parking shall be provided in accordance with that detailed in the Phasing and Construction Management Plan, Belfast Planning Service date stamped 11 Jul 2016.</p> <p>Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.</p> <p><b>Informatives</b></p> <p>If during the development works, new contamination and risks are encountered which has not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing and subsequently implemented to its satisfaction.</p> <p>The applicant should ensure that the management of all materials onto and off this site are suitably authorised through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999.</p> <p>All internal plant must be resiliently isolated from the structure.</p> <p>The applicant is advised to ensure that all plant and equipment used in connection with the proposal is so situated, operated and maintained as to prevent the transmission of noise and odour to nearby commercial and residential premises.</p> <p>Dependant on the method of heating to be used on the premises it may be necessary to provide a chimney for a boiler, the height of which should be approved by Belfast City Council. Guidance on chimney height calculation is given in the third edition of the 1956 Clean Air Act Memorandum on Chimney Heights. Further advice may be sought from the Environmental Protection, Public Health &amp; Housing Unit, Belfast City Council, 4-10 Linenhall Street, Belfast, BT2 8BP</p>

Neighbour Notification Checked	Yes
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**ANNEX**

<b>Date Valid</b>	7th July 2016
<b>Date First Advertised</b>	12th August 2016
<b>Date Last Advertised</b>	12th August 2016
<b>Details of Neighbour Notification (all addresses)</b> Citigroup, 60 Sydenham Road, Ballymacarret, Belfast, Down, BT3 9DH, Odyssey Pavilion, 2 Queens Quay, Ballymacarret Intake, Belfast, Down, BT3 9QQ, Postal Sort, 13 Sydenham Road, Ballymacarret, Belfast, Down, BT3 9DH, Unit 1, Odyssey Pavilion, 2 Queens Quay, Ballymacarret Intake, Belfast, Down, BT3 9QQ, Unit 2, Odyssey Pavilion, 2 Queens Quay, Ballymacarret Intake, Belfast, Down, BT3 9QQ, Unit 4, Odyssey Pavilion, 2 Queens Quay, Ballymacarret Intake, Belfast, Down, BT3 9QQ, Unit 5b, Odyssey Pavilion, 2 Queens Quay, Ballymacarret Intake, Belfast, Down, BT3 9QQ, Unit 6, Odyssey Pavilion, 2 Queens Quay, Ballymacarret Intake, Belfast, Down, BT3 9QQ, Unit 9, Odyssey Pavilion, 2 Queens Quay, Ballymacarret Intake, Belfast, Down, BT3 9QQ,	
<b>Date of Last Neighbour Notification</b>	5th August 2016
<b>Date of EIA Determination</b>	<b>N/A</b>
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b> 04, 05, 06A, 07A, 08A, 09A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29, 30, 31, 32, 33	
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: N/A Response of Department:	